

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JUNE 11, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, June 11, 2013 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:45 p.m. The following members were present: Chair Kathleen Sullivan, Justin Outling, Ellen Sheridan, Tyler Quinn, Kimberly Moore-Dudley, and Steve Allen. Staff present included Cheryl Lilly; Barbara Harris; Mark Wayman; and Inspectors Don Sheffield, Roy McDougal, Chris Jones, Don Foster, Roddy Covington. Also present was Mike Williams, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

City staff was sworn as to their testimony in the following matters.

REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Ms. Harris requested that item 2 under Continued Cases, 3703 Cameron Avenue, be pulled due to service issues.

Ms. Moore-Dudley moved to withdraw item 2, 3703 Cameron Avenue, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Ms. Harris stated that there are also issues with item 10, 213 Woodnell Street, and requested that the item be removed.

Ms. Moore-Dudley moved to withdraw item 10, 213 Woodnell Street, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Ms. Harris made a request to hear a case out of order. She explained that item 1 under Continued Cases, 700 North English Street, requires an interpreter who is not yet present. Chair Sullivan stated that the case would be moved to be the next one heard as soon as the interpreter arrives. The interpreter arrived and the request was rescinded.

Ms. Harris indicated that additional requests have been made to change the order of item 11 under New Cases, 3102 North Summit Avenue, and item 7 under Continued Cases, 3213 Morley Road. She asked that these cases be moved to the beginning of the agenda.

Ms. Moore-Dudley moved to not move item 11, 3102 North Summit Avenue, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Ms. Moore-Dudley moved to not move item 7, 3213 Morley Road, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

APPROVAL OF MINUTES FROM MAY 14, 2013 MEETING:

Mr. Quinn moved approval of the minutes from the May 14, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Speakers from the audience were sworn as to their testimony in the following matters.

CONTINUED CASES:

- (1) **700 North English Street - (TMN 128-8-20)** – George Palamaris and Irene Palamaris, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from January 8, 2013; February 12, 2013; March 8, 2013; and May 14, 2013 Housing Commission meetings. **(CONTINUED UNTIL AUGUST, 2013)**

Ms. Harris stated that this case was initially inspected on April 10, 2011. The hearing was held May 10, 2012. The case was continued on the agenda from last month's meeting.

Veronica Monsera, 504 Copperhill Court, stated that she will be interpreting for Mario Lopez, the owner.

Inspector Sheffield indicated that there are no permits for this case.

Inspector Foster stated that he visited the property on June 10, 2013 to video the property and he saw no changes or repairs since his last visit. He reminded the Commission that this property was having a problem with the closing date. The new owner has since been informed the closing will be held on July 22, 2013 and repairs will start at that time.

Ms. Monsera stated that Mr. Lopez plans to begin work on the property after the closing.

Irene Agapion Palamaris, informed members that the property had been in foreclosure. She is no longer the owner of the property. Mr. Lopez made an offer for a short sale that was refused by the bank. The listing agent has worked hard to facilitate a closing date for Mr. Lopez's cash purchase of the property.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 10, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include need to repair light fixture at back door; need to repair light fixtures in bedrooms; unit needs electrical receptacle in bathroom; must be GFI and must acquire permit to put in GFI receptacle; back door locking door knob is busted; unit needs smoke detectors in bedrooms; bathroom commode top busted; trash and rubbish has accumulated inside unit; area under kitchen sink is unclean and unsanitary; floor area in bathroom sinking; back enclosed porch floor is sinking; kitchen floor covering is in disrepair and coming loose; ceiling and walls inside unit needs painting; unit has holes in wall; bathroom door needs locking doorknob; bedroom doors need locking door knobs; windows need locks; windows need screens; bathroom tub area wall surround is coming apart; interior window wood frames are busted; exterior window frames need painting or weather coated; holes in foundation walls; need handrail at back steps; window panes are cracked and broken out in the unit; need a foundation door; exterior wood window pane frames have chipped and peeling paint; hole in front porch roof support pole; front porch roof support pole has rotting wood; rear fascia boards need painting or protective coating; rear exterior vinyl wall covering pulling away from the house; rear soffit boards have rotting wood; rails missing from exterior fence.

Mr. Outling commented that there is no timeline for repairs and until repairs are made, the community will have to deal with the property in disrepair.

Mr. Outling moved to uphold the Inspector. There was no second and the motion failed.

Ms. Moore-Dudley moved to continue the case until the August, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Quinn, Allen. Nays: Outling.)

At the request of Chair Sullivan, Ms. Monsera communicated to Mr. Lopez that the Commission expects him to return in August, 2013 with a timeline for completion. Mr. Lopez indicated that he understood the request.

- (2) **3703 Cameron Avenue** (TMN 209-1-36) Alfredo Rios Vasquez, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the March 8, 2013 and April 9, 2013 Housing Commission meetings. **(WITHDRAWN)**
- (3) **1604 and 1604-A Lees Chapel Road** (TMN 420-5-16) – Jeffrey Jackson, Owner – In the Matter of Order to Repair, Alter or Improve the Structures. Inspector McDougal. Continued from April 19, 2013 Housing Commission meeting. **(BOTH CASES CONTINUED UNTIL JULY, 2013 MEETING)**

Ms. Harris stated that the date of initial inspection was September 9, 2011. The hearing was held on May 25, 2012. The City has not had to secure the property. There are children in the area where the property is located.

Inspector Foster clarified that the last time both properties were visited was June 10, 2013 and stated that these are two separate dwellings, 1604 and 1604-A, on the same lot. He said that 1604 is the property closest to the street.

1604 Lees Chapel Road

Counsel Williams asked Ms. Harris if the video being shown for 1604 Lees Chapel Road was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the property at 1604 Lees Chapel Road was last visited on June 10, 2013; the property is a duplex or multiunit property-- there are two properties separated by space but both are on one property; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations for 1604 Lees Chapel Road include unit has missing electrical receptacle cover plates; unit is missing electric switch cover plates; front porch light fixture is in disrepair and needs a globe; bathroom is required to have electric receptacle; smoke detectors are missing in all bedrooms; needs door and lock for bathroom; unit needs carbon monoxide detector; needs protective coating on exposed wood fascia boards; side wood deck, wood steps and guard rails need protective coating; side and front porch roof fascia board covering is missing; exterior metal guardrails and metal poles for roof support need weather coating; side wood deck needs guardrails; side wood deck steps need handrails; at the bottom of exterior wood frames for sliding glass doors on deck is rotting wood; front storm door missing arm closure; vines growing on house; nails backing out of wood deck steps and wood deck.

Jeff Jackson, 542 Neil Road, Madison, North Carolina described repairs that have been made. He estimated a timeline for completion of 30 days.

Inspector Sheffield stated that permits are required to complete the repairs; however, no permits have been taken out at this point.

Mr. Outling moved to continue the case until the July, 2013 meeting, seconded by Mr. Quinn. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Allen. Nays: Moore-Dudley.)

1604-A Lees Chapel Road

Counsel Williams pointed out that the unit referred to as 1604-A by Inspector Foster is labeled 1604-B on the unit in the video being shown. He asked that the labeling on the unit be changed to reflect 1604-A to avoid confusion in the future.

Counsel Williams asked Ms. Harris if the video being shown for 1604-A Lees Chapel Road was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the property at 1604-A Lees Chapel Road was last visited on June 10, 2013; the property is a multiunit property in that there are two dwelling units on the same lot; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations for 1604-A Lees Chapel Road include basement entrance storm door needs an arm closure; rear upstairs entrance storm door needs an arm closure; need handrail for stairway leading to basement; need smoke detectors in bedroom and in basement; washing machine drain line is not hooked up to sewer system—going onto ground; water heater relief valve needs to be piped down; bathroom commode is loose and unstable; upstairs interior surfaces are unclean and unsanitary; wallboard and wall covering is missing around panel box in bedroom; hole in kitchen ceiling; holes in bedroom door; raw sewage leaking onto ground and into neighbors yard; plumbing sewer line is leaking; electric receptacle is missing cover plate in basement and sockets are hanging loose; florescent light fixtures (3) in basement ceiling are missing covers; exterior light fixture at side window is hanging loose with exposed wiring; electric receptacle for clothes dryer is missing cover plate; basement entrance light fixture is not working and needs a globe; exterior wood deck and support poles need weather coating; exterior rear upstairs entrance metal guardrail needs weather coating; exterior metal handrail for rear upstairs entrance needs weather coating.

Inspector Sheffield stated that no permits have been taken out for the property.

Jeff Jackson, 542 Neil Road, Madison, North Carolina, consulted a plumber and learned that sewer lines may have to be tied into the City sewer line which would be very costly. He would like to keep the building as a storage building instead of having it as a residence.

Members pointed out that Mr. Jackson would have to have the property rezoned to use the building as storage because the property is currently zoned RS-12 residential zoning.

Mr. Outling felt that the owner should consult with the City to resolve the zoning issue.

Mr. Outling moved to continue the case until the July, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Allen. Nays: Moore-Dudley.)

The owner was asked to return with a resolution to the zoning issue, a timeline, and a plan of action.

(4) Lancer Court (TMN 399-2-81) Citi Investment Group, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the April 9, 2013 Housing Commission meeting. **(CONTINUED UNTIL JULY, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was October 24, 2011. The hearing was held on December 13, 2011. The property is located in an area where there are children.

Inspector McDougal stated that the owner called prior to the meeting to say he could not attend the meeting. There have been some violations corrected since the last meeting. There are active permits on the building that are current and have been inspected. The property is 90 percent corrected.

Ms. Moore-Dixon moved to continue the case until the July, 2013 meeting, seconded by Mr. Allen. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Allen, Moore-Dudley.)

(5) 1511 Randolph Avenue (TMN 76-1-14) Ramon Vasquez aka Ramon Vasques and Maria Antonia Garcia Salazar, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from February 12, 2013 and April 9, 2013 Housing Commission meeting. (CONTINUED UNTIL JULY, 2013 MEETING)

Ms. Harris stated that the date of original inspection was March 5, 2012. The hearing was held on April 16, 2012. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; fire damage, cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection, missing smoke detector; inoperable smoke detector; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water heater relief valve improperly installed and/or maintained; wall has peeling, chipping, or flaking paint that must be repaired, removed or covered due to fire damage; wall has cracked or loose plaster, decayed wood or other defective material that must be corrected; flooring is rotten and must be repaired; loose floor covering must be repaired or replaced; doors need to be weather tight; locks not maintained or missing from windows; unclean/unsanitary floors, ceilings and/or walls; screens missing on windows; windows shall open and close as manufactured; windows missing glazing; exterior wood surface needs to be maintained by painting or other protective coating; property needs to be graded to prevent accumulation of standing water.

Inspector Sheffield reported that this property has a plumbing and building permit. Mechanical and electrical permits are required but have not been taken out.

Ms. Harris retracted two violations read into the record. The windows have been repaired and do open and close. In addition, glazing has been provided for the windows and they are now airtight.

There was no one present to speak on the property.

Mr. Covington informed members that the owners are working on the property.

Mr. Outling noted that the owner failed to inform the City he would not be in attendance.

Ms. Moore-Dudley moved to continue the case until the August, 2013 meeting, seconded by Mr. Allen. The Commission voted 2-4 against the motion. (Ayes: Moore-Dudley, Allen. Nays: Sullivan, Sheridan, Outling, Quinn).

Mr. Allen moved to continue the case until the July, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Moore-Dudley, Allen. Nays: None.)

(6) 1108 Woodnell Street (TMN 212-5-7) Joan Mozelle Evans, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the March 12, 2013 Housing Commission meeting. **(CONTINUED UNTIL AUGUST, 2013 MEETING)**

Ms. Harris stated that the initial date of inspection for this property was November 18, 2011. The hearing was held on March 28, 2012 and an order was issued on April 30, 2012. The City secured the property in November, 2011. The property is located in an area where there are children.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 10, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include electric receptacle missing cover plate in third bedroom; electric receptacle has busted socket in third bedroom; electric receptacle is missing cover plate in second bedroom; electric receptacle has busted cover plate in second bedroom; smoke detectors are required in all sleeping areas, in hallways outside sleeping area and on all levels; detectors in unit are not working; need to rehang closet door in third bedroom; no heat on at time of inspection, system not working; water not on, system not working; unclean/unsanitary surfaces throughout this unit; walls and ceiling in unit need painting; wall in rear enclosed den area is buckling from water roof leak; rotten roof from roof water leak; structural roof members not able to support nominal load; ceiling in rear enclosed den has fallen down--roof water leak; ceiling has fallen down in kitchen--roof water leak; ceiling has fallen down in bathroom—roof water leak; ceiling has fallen down in third bedroom—roof water leak; floor and carpet areas are unclean and unsanitary in unit; rubbish or garbage accumulated at interior of unit; hole in ceiling in first bedroom; no door for first bedroom; windows in rear enclosed den has busted window panes; window pane busted out in second bedroom; window pane busted out in bathroom; door for third bedroom in disrepair; rotting wood on fascia boards on rear of house; gutters on back of house are badly bent; vinyl cover for fascia board on rear of house has come off; all overhang extensions shall be maintained in good repair and properly anchored—rear side door overhang has fallen off house; window pane in third bedroom is busted out; roof is leaking and missing shingles; vines and bushes growing on house.

There is a building permit for this property along with a plumbing permit

Joan Evans, 1800 Prince Albert Drive, stated that the contractor plans to have the roof, plumbing, and walls completed in 15 days if there is no rain. She asked for 90 days to complete repairs at the property.

Ms. Sheridan moved to continue the case until the August, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Allen, Moore-Dudley. Nays: None.)

(7) 3213 Morley Road (TMN 295-2-3) Betty B. Avers, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from May 14, 2013 Housing Commission meeting. **(CONTINUED UNTIL JULY, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was July 27, 2012. The hearing was held on August 27, 2012 and an order was issued on the same date. The property is located in an area where there are children.

Inspector Sheffield stated that a plumbing permit has been pulled. In addition, an inspection passed today on the floor joist.

Betty Avers, 3213 Morley Road, estimated it would take 60 days to repair the property.

Robert Zarka, 5522 Chaperelle Drive, stated that all floor joists have been repaired or replaced and floors can now be installed. He noted that the recent heavy rains have interfered with their progress to repair the violations. They are continuing to make repairs. The mold situation is being remediated throughout the process. Trash is being hauled away from the exterior of the property as weather permits.

Ms. Moore-Dixon moved to continue the case until the July, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Allen, Moore-Dudley. Nays: None.)

(8) 3311 Beck Street (TMN 197-1-69) Clifton L. Ray, Sr. and Annie M. Ray, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from May 14, 2013 Housing Commission meeting. **(CONTINUED UNTIL JULY, 2013 MEETING)**

Ms. Harris stated that this property was originally inspected on August 1, 2012. The hearing was held on August 31, 2012 and the order was issued October 8, 2012. The City had to secure the property at least once. There are children living in the area where the property is located.

Inspector Sheffield stated that there are no permits for this property. A permit will be required if more than \$5,000 of work is done.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include cracked and missing electrical outlet covers; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean/unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; ceiling contains holes, loose material and/or in disrepair; water heater relief valve improperly installed and/or maintained; doors need to be weathertight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; locks not maintained or missing from windows; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; property needs to be graded to prevent accumulation of standing water; exterior walls have loose or rotted material.

Brenda Ray, 2805 Emerson Road, stated that she recently sold the property and a closing occurred last week. The new owners, Westview Acquisitions, could not be present at today's meeting. They have a copy of violations and intend to start repairs within 30 days.

Ms. Moore-Dudley moved to continue the case until the July, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Allen, Moore-Dudley. Nays: None.)

After reviewing the case for property located at **4205 Harvard Street**, the Inspector noted that several violations that were cleared are not reflected in the current list. Ms. Harris asked that the item be moved to the end of Continued Cases to determine the outstanding violations. The Commission voted by acclamation to hear 4205 Harvard Street at the end of Continued Cases.

- (9) **213 Woodnell Street** (TMN 546-5-2) Woodnell Palace, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the May 14, 2013 Housing Commission meeting. **(WITHDRAWN)**
- (10) **1543 McCormick Street (TMN 84-6-28)** Keith Pearson, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from the May 14, 2013 Housing Commission meeting. **(INSPECTOR UPHELD)**

Ms. Harris stated that this property was originally inspected on June 26, 2012. The hearing was held August 13, 2012 and the order was issued the same day. The order expired September 13, 2012. The City has had to secure the property at least once. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include dwelling needs 3 wire , 120/240 Volt 60 Amp service; electrical equipment needs to be properly installed and maintained; electrical permit from City is required before work can start; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; missing smoke detector; inoperable smoke detector; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weather tight; bathroom must have a door and interior lock; double keyed deadbolt not permitted on means of egress door; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; windows shall open and close as manufactured; windows missing glazing; broken windows; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; duct work on ground; plumbing fixture must have adequate clearance for usage and cleaning; roof appears to be leaking/tree fell on house; deck, porch and/or patio flooring rotten or in disrepair; screen door in disrepair.

Inspector Sheffield stated that permits are required but have not been taken out.

Keith Pearson, P.O. Box 817, Stokesdale, North Carolina stated that the closing for financing will occur next week and then he plans to move forward with work on the property. He requested 60 days to cure the violations.

Brian Higgins, 1007 Haywood Street, and Patricia Wysneski, 1607 Bayliff Street, urged the Commission to uphold the Inspector. Mr. Higgins noted that the property was purchased in 2008 as a Minimum Housing case and he provided a brief history of the property. Ms. Wysneski commented on the unsightly nature of the property.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn, Moore-Dudley. Nays: Allen.)

Chair Sullivan stated that the property involved in this matter is located at 1543 McCormick Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(11) 4205 Harvard Street (TMN 234-13-186) Heather Elizabeth Donovan, aka Heather Hogan and Heather D. Hogan, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Foster. Continued from the May 14, 2013 Housing Commission meeting. **(INSPECTOR UPHELD)**

Ms. Harris stated that the list of violations include all appliances not capable of performing the intended function; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing smoke detectors in each bedroom; there are inoperable smoke detectors; gas/electric not on at time of inspection; water not on at time of inspection; unit is not being kept free from insect and rodent infestation; screens are missing from windows; there are holes in walls; windows are missing in rooms upstairs; front porch has loose or rotted material; all mechanical appliances shall be properly installed and maintained; steps to deck on front are rotten or in disrepair; accessory structure not being maintained and is structurally unsound; exterior property and premises not being maintained in a clean and sanitary condition; exterior property not maintained free from weeds or plant grown in excess of 12"; improper stairs to upstairs and egress cannot be through bedroom; habitable spaces shall not be less than 7' high and there is an area upstairs that has a ceiling that is less than 7' high; there are cracks, holes or loose plaster in the kitchen area; countertops need to be replaced; unit is missing thermostat.

Inspector Sheffield that no permits have been taken out for this property.

Ms. Harris stated that the property no longer needs to be boarded or secured; plumbing facilities have been repaired; rotten roof sheathing has been replaced on the front porch; windows now open and close as manufactured; and the roof leaks have been repaired.

There was no one present to speak on this property.

Inspector Jones stated that a warrant was secured to enter the property for video purposes.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

It was noted that the owner has failed to appear before the Commission on two occasions.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Allen, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 4205 Harvard Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been

properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

NEW CASES:

- (1) **1103 South Aycock Street** (TMN 85-5-8) Celestine A. Ntuen and Tina C. Ntuen, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal.
(CONTINUED UNTIL JULY, 2013 MEETING)

Ms. Harris stated that a hearing was held on June 11, 2012 and an order was issued on the same date. The City has had to secure the property one or more times. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; inoperable smoke detectors; doors difficult to operate; gas/electric not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings, and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; loose floor covering must be repaired or replaced; doors need to be weather tight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; locks not maintained or missing from window; screens required on windows; every window shall open and close as manufactured; windows missing glazing; windows need to be weather tight; chimney not maintained and in good repair; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; handrails required on one side of stair; needs premises identification; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; electrical equipment needs to be properly installed and maintained.

Inspector Sheffield reported that permits will be needed for this site. Currently, no permits have been taken out for this property.

Ema Ntuen, 4900 Bennington Drive, was present to speak on the property. She explained that an unexpected death prevented her father, the owner, from attending the meeting. He is in process of obtaining a loan to remedy the violations. Ms. Ntuen stated that he will take care of the premises upon his return to the country in approximately one month.

Members expressed concern with the exterior maintenance of the property.

Ms. Sheridan suggested that Ms. Ntuen contact a contractor for estimates and a timeline to repair the violations.

Ms. Moore-Dudley stated she was inclined to uphold the Inspector. Ms. Ntuen expressed her father's intention to repair the property. She offered to secure funding to address maintenance of the property's exterior and to ask her father to communicate his plan for repairs.

Inspector Covington confirmed that nothing has been done to the interior of the property in two years. Neighbors have been mowing the front yard of the property. Inspector Covington spoke with the owner last year in an attempt to get work started on the property. He had to secure an Administrative Warrant to enter the property for video purposes.

Brian Higgins, 1007 Haywood Street, stated that the owner originally brought the property into compliance in 2004 and is aware of the process and how it works.

Patricia Wysneski, 1607 Bayliff Street, commented on the property's negative impact to the community.

Ms. Ntuen reiterated her father's intent to complete repairs at the property.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted against the motion 2-4. (Ayes: Moore-Dudley, Allen. Nays: Sullivan, Sheridan, Outling, Quinn.)

Ms. Sheridan moved to continue the case until the July, 2013 meeting, seconded by Mr. Quinn. The Commission voted 4-2 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Quinn. Nays: Allen, Moore-Dudley.)

Chair Sullivan asked Ms. Ntuen to return next month with financing in place along with a plan to repair the violations as soon as possible.

Mr. Allen moved to excuse Mr. Outling from the meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen, Moore-Dudley. Nays: None.)

Mr. Outling left the meeting at 4:05 p.m.

**(2) 1019 Willard Street (TMN 195-2-39) Fred L. Puckett and Mary B. Puckett, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal.
(CONTINUED UNTIL JULY, 2013 MEETING)**

Ms. Harris stated this property was inspected March 18, 2012. A hearing was held on April 27, 2012 and an order was issued the same day. The property is located in an area where children live.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 10, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include first bedroom door knob will not lock door, no catch plate; second bedroom door knob does not lock door, no catch plate and no door knob plunger; bathroom door knob does not lock door, no catch plate and no door knob plunger; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; heating system not on; using pliers to turn

bath tub fixtures on and off; water leak at bathroom sink faucet; bathroom commode is loose and unstable; faucet at washing machine hood up missing turn valve; dwelling needs 3 wire, 120/40 Volt 60 Amp service that must be installed by licensed electrician with permit from City; electrical receptacle missing cover plate in second bedroom; electric panel box at exterior electrical meter is hanging loose from the house; electrical equipment needs to be properly installed and maintained; exposed wiring in ceiling in first bedroom; electric receptacle in third bedroom closet is missing cover plate; thermostat in living room is broken; electrical receptacle has busted socket in second bedroom; light fixture in kitchen destroyed by fire; lighting fixture required at interior stairway; all surfaces in unit are unclean and unsanitary because of fire; hole in living room wall; hole in floor in living room at floor vent; wall in second bedroom has chipped and peeling paint; kitchen stove destroyed by fire; electrical receptacle in exterior shed is missing cover plate; light fixture in exterior shed is in disrepair; no power, hole in first bedroom wall; all walls in unit need painting; rubbish or trash accumulated inside unit; exposed wiring in exterior shed; exterior shed window panes are busted out; floors and carpeted floor areas are unclean and unsanitary; kitchen wall has smoke damage; hole in wall in second bedroom; front door is not weather tight; window lock is broken in third bedroom; front door window pane is broken out; no door or door lock at third bedroom; window pane is cracked in second bedroom; hole in exterior wall on side of house; gutters need cleaning out; fascia boards on house have chipped and peeling paint, holes in fascia boards on side of house; downspout is not connected to gutter on front of house; living room ceiling has fallen down, dire damage; hole in ceiling in hall closet; hole in third bedroom ceiling; kitchen ceiling has fallen down due to fire damage; den ceiling tiles have holes and smoke damage; attic ceiling has burned and charred ceiling boards due to fire damage; kitchen cabinets were destroyed because of fire; exterior shed roof has holes; exterior shed has rotting roof boards; ceiling in exterior shed has fallen down.

Inspector Sheffield reported that there are permits for fire and electrical damage. There was an electrical inspection at the site on June 6, 2013. He noted that they are now hanging sheetrock.

Pam Hudson, 5102 Lady Lane, and Fred Puckett, 2909 Taylorcrest Road, stated a timeline of 90 days to complete repairs on the property. Their intent is to rent the property upon repair of violations.

Mr. Allen moved to continue the case until the July 30, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen, Moore-Dudley. Nays: None.)

(3) 1702 St. Charles Lane (TMN 417-3-22) Marcus L. Faubus, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)

Ms. Harris stated that the inspection was made August 20, 2012. The hearing was held November 14, 2012 and an order was issued the same day. There are children living in the area where the property is located. The City had to order the property secured at least one time.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 11, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include locking door knob for back door is missing; smoke detectors are required in all sleeping areas, in hallways outside; filter in return vent needs to be changed; no water service; unclean/unsanitary floors, ceilings and/or walls; walls in unit need painting; return vent cover is unclean and unsanitary; floors and floor carpeted areas are unclean and unsanitary; hallway bathroom commode is loose and unstable; broken out window panes in three windows in rear of unit; need weather cap for exterior electrical receptacle at front of house; gutters need to be cleaned out.

Inspector Sheffield reported that there are no permits for this property.

There was no one present to speak on this property. No contact has been made by the owner regarding today's absence.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1702 St. Charles Lane in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(4) 1323 Lees Chapel Road (TMN 9-619-A-636-50) Jimmy Oakley, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)

Ms. Harris stated that the inspection was made January 27, 2012. The hearing was held March 28, 2012 and an order was issued March 30, 2013. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 11, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include no electrical power on, could not test equipment; smoke detectors are required in all sleeping areas, in hallways outside sleeping areas, and on all levels; hole in floor at back entrance hallway; kitchen floor covering is loose and coming apart; front door is not weather tight; window panes are busted out on side and back of unit; back door is not weather tight; exterior wall covering needs to be repaired; exterior wood window pane frames have chipped and peeling paint; exterior wall covering needs to be weather coated or painted; fascia boards need painting; back wood steps need weather coating; exterior wood "window" frames need painting or weather coating; back door wood frame has rotting wood; back porch guardrails are loose and unstable; guardrail missing on stair, landing, balcony or walking surface more than 30" above grade; handrails are loose, damaged or improperly maintained; back step handrails are loose and unstable; front porch handrails have fallen down; need numbers on house; front porch wood steps are rotten and falling down; back wood porch needs to be weather coated; front wood porch and guardrails are decaying and need weather coating; back porch wooden foot threshold has rotting wood and under threshold; hole in back door bottom panel; two exterior water faucets have no turn valves; bathroom wall has no wall covering, no sheet rock; unclean and unsanitary floors, ceilings and/or walls inside bathroom; bathroom tub not properly connected to water supply; water not on, cannot check for leaks.

There are no permits for this site and no one was present to speak on the property.

Ms. Harris indicated that Gary Oakley, son and caregiver of the owner, called to notify staff that there was not a representative who could be present at today's meeting. He was interested in having a continuance in the matter.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1323 Lees Chapel Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(5) 605 Willard Street (TMN 197-7-11) Blade Properties and J. Nathan Duggins, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. (INSPECTOR UPHELD)

Ms. Harris stated that the date of initial inspection was May 10, 2012. The hearing was held on June 21, 2012 and the order to repair was issued July 23, 2012. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include exterior wood surface need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; back porch has rotten steps in disrepair; peeling paint from front porch ceiling; all exterior property and premises shall be maintained in a clean and sanitary condition; gas/electric not on at time of inspection; exposed wiring at light fixtures; inoperable smoke detectors; all appliances shall be capable of performing the intended function; refrigerator appears to be leaking/stove isles appear not to be working; rotten flooring must be repaired; back door leading to back porch is difficult to operate; back porch door needs to be replaced or repaired; thermostat appears to be inoperable; plumbing fixture/toilet loose/not properly secured, loose toilet; flooring uneven in kitchen area; bathroom must have a door and interior lock; bedroom must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; hole in the wall.

Inspector Sheffield stated that no permits have been taken out for this property.

Suzanne Gray, 4424 Forestswamp Drive, was present to represent Blade Properties, the owner. She explained that estimates for repairs have been collected and the owners are considering taking out a loan with the City. An asbestos test is required and demolition is another option. The owners also have the

option to ask the Fire Department if they would consider using the property as a training facility. The owners are collaborating to determine the best decision for the asset.

Chair Sullivan noted that the owners have been aware of the violations for a year. Ms. Gray stated that occupants have been relocated and there has been constant communication with the Inspector.

Members noted the debris on the interior and the state of disrepair of the property.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 605 Willard Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(6) 1110 Homeland Avenue (TMN 257-2-19) Sing Shoe Chang and Mach Chouen Chang, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)

Ms. Harris stated that this property was inspected September 15, 2011. The date of the hearing was November 30, 2011 and an order was issued December 6, 2011. The City had to order the property secured. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 10, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include electrical receptacle missing cover plate in living room; thermostat is broken; back door light fixture is not working and needs a globe; front porch light fixture needs to be repaired; back storm door arm control is broken; smoke detectors are required in bedrooms and hallway; needs carbon monoxide detector in unit; front exterior water faucet needs a turn valve; need to pipe down water heater relief valve; interior surfaces are unclean and unsanitary; trash and debris have accumulated inside unit; ceiling and walls in unit need painting; interior wood molding around window in second bedroom needs to be repaired; hole in wall in living room; rear wood deck and steps need weather coating; door for attached exterior shed has badly peeling and chipping paint; front fascia and soffit boards have holes and rotting wood; back porch screen support pole has rotting wood; rotting wood in attached shed at washing machine hook-up; exterior wood surfaces need to be maintained by painting or other protective coating; exterior window pane frames and sills have peeling and chipped paint; accumulated debris and trash on back deck; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; front and back doors are not weather tight; back door window pane has been broken out; guardrail pickets are missing from rear deck; handrail at rear deck has been broken off; kitchen cabinet doors have been removed; back window open (window pane broken out) and unsecured.

Inspector Sheffield stated that there are no permits for this property and none will be required.

There was no one present wishing to speak on this property. The Inspector has not heard from the owner.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1110 Homeland Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission.

(7) 1730 Willow Road (TMN 135-1-16) Billy Joe Presnell, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Harris stated that the date of original inspection was January 27, 2012. The hearing was held on May 18, 2012 and an order was issued the same day. The City has had to secure the property on one or more occasions. There are children living in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 10, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include power not on at time of inspection; smoke alarms are required in each bedroom and common area; water heater not properly installed or maintained; unclean/unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material; doors need to be weather tight; screens are required on windows; broken windows; every window shall open and close as manufactured; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; windows need to be weather tight; handrail is loose, damaged, or improperly maintained; roof has rotten sheathing; structural member of roof rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair in back room area.

Inspector Sheffield stated that there are no permits for this property and none appear to be necessary.

There was no one present to speak on this property.

Mr. Quinn moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1730 Willow Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission.

(8) 309 Shoffner Court (TMN 631-624-33) Nevada M. Shoffner, Owner – In Matter of Order to Repair, Alter or Improve the Structure. Inspector Jones. **(INSPECTOR UPHELD)**

Ms. Harris stated that the inspection was held on October 31, 2011. The hearing was held on November 15, 2011 and the order was issued on November 18, 2011.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 6, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include cracked or missing electrical outlet cover; electrical panel missing knock out blanks; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; wall has peeling, chipping or flaking paint that must be repaired, removed or covered; rotten flooring must be repaired; loose flooring must be repaired or replaced; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; foundation wall has holes or cracks; missing smoke detector; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing fixtures leak; plumbing not properly connected to public sewer system; plumbing fixture/toilet loose/not properly secured.

Inspector Sheffield indicated that there are no permits on the property; however, permits will be required.

There was no one present to speak on the property. Inspector Jones stated that his last conversation with the owner occurred a year ago when the owner said he intended to demolish the structure.

Ms. Harris stated that the owner's son, Harvey Shoffner, called today and said they would not be able to attend today's meeting. They requested that another date be scheduled. Mr. Shoffner stated they were not given enough notice. Staff indicated that they were given the required notice.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Moore-Dudley, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 309 Shoffner Court in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human

habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission

- (9) 2224 West Florida Street** – Blade Properties, J. Nathan Duggins, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington.
(CONTINUED UNTIL AUGUST, 2013 MEETING)

Ms. Harris informed the Commission that the owner for this property has made arrangements with the Fire Department for the site to be used for training.

Inspector Jones said that he has not been informed as to the exact training date but the asbestos has already been removed.

Suzanne Gray, 2334 Forestswamp Drive, stated that the tentative burn date is June 28, 2013.

Ms. Moore-Dudley moved to continue the case until the August, 2013 meeting, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Quinn, Allen, Moore-Dudley. Nays: None.)

- (10) 1012 Caldwell Street** – Donnie Mack, Stanley Mack and James G. Mack, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington.
(CONTINUED UNTIL AUGUST, 2013 MEETING)

Ms. Harris stated that the inspection date was November 21, 2011. The hearing was held on July 5, 2012 and an order was issued the same day. The City had to secure the property on one or more occasions. Children live in the area where the property is located.

Counsel Williams asked Ms. Harris if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include exposed wiring at light fixture; power not on at time of inspection; smoke alarms required in each bedroom; plumbing facilities must be maintained in a safe, sanitary and functional condition; heat—gas/electric not on at time of inspection; water not on at time of inspection; loose floor covering; doors need to be weather tight; bedrooms must have a door and interior lock; broken window; windows need to be weather tight; foundation wall has holes or cracks in porch area; gutters need cleaning out; front porch loose boards; walls have cracks, holes or loose plaster, decayed wood or other defective material; unclean/unsanitary floors, ceilings and/or walls; every window shall open and close as manufactured.

Inspector Sheffield stated that there are no permits on this property. Structural work has not been done but the property has been kept up.

Stanley Mack, 2255 Middleton Road, Orangeburg, South Carolina and James Mack, Orangeburg, South Carolina, were present to speak on the property. They indicated that the shed has been torn down and debris has been removed. Mr. Stanley Mack said that the property is still in probate and will be deeded to

Mr. James Mack's niece who plans to restore the property. The niece has been paying taxes on the property.

The owners were asked to clean-up the interior and exterior of the property.

Ms. Moore-Dudley moved to continue the case until the August, 2013 meeting, seconded by Mr. Allen. The Commission voted 3-2 in favor of the motion. (Ayes: Moore-Dudley, Allen, Sullivan. Nays: Quinn, Sheridan.)

(11) 3102 A through N Summit Avenue (TMN 294-1-14) Basil Agapion and Sophia Agapion, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal.
(CONTINUED UNTIL JULY, 2013 MEETING)

Counsel Williams explained that there are 14 units on this one property located at 3102 Summit Avenue. Each unit has been inspected by an Inspector and this case will be treated as 14 different cases. He explained details of how the case will be conducted.

Ms. Harris stated that 3102 Summit Avenue is an apartment building that contains 14 units. Inspections have been made beginning in May, 2012 extending until November, 2012. There is an elementary school located nearby.

Counsel Williams asked Ms. Harris if the videos being shown for each and every unit located at 3102 A through N Summit Avenue were a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter regarding 3102 A through N Summit Avenue; the property is a multiunit property located within one building; and there are more than five separate types of violations of any of the minimum housing standard codes for 3102 A Summit Avenue. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the violations for **3102 A Summit Avenue** include electrical power line coming from pole to electrical meter needs to be wrapped, insulated, or encased; power not on at time of inspection; catch plate is missing for first bedroom door; door knob and lock on back door is busted; back door casing and interior frame is busted; back storm door frame badly bent (firemen); smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on every level; needs carbon monoxide detector; needs filter for return vent in living room; no working heating system; no water service, water heater is not properly hooked up; water heater relief valve needs to be piped down; kitchen wall has large hole from fire damage; kitchen floor covering damaged because of fire; holes in first bedroom wall; large hole in third bedroom wall—fire damage; wallboard in attached shed is ripped and torn down; exterior back door light fixture is in disrepair; exterior wood window pane frames have chipped and peeling paint; ceiling contains holes, rotten and/or in disrepair.

Inspector Sheffield stated that there were no permits on any of the units in the complex.

Inspector McDougal clarified that there was fire damage in the upstairs portion of the unit. Damages downstairs were not as extensive as what was shown upstairs in the video for 3102 A Summit Avenue.

Irene Agapion, 3917 West Friendly Avenue, provided a history of the entire property. Four years ago approximately \$100,000 was spent in upgrades but vandalism has since occurred where copper and aluminum were stolen. She explained that the entire building is currently vacant and secured. She stated that the timeline for repair is 120 days, as estimated by the contractor. She added that they are considering a recent offer to purchase. She requested 120 days to move forward with the repairs.

Ms. Moore-Dudley moved to continue the case until the August, 2013 meeting, seconded by Mr. Allen. The Commission voted 3-2 against the motion. (Ayes: Moore-Dudley, Allen. Nays: Sullivan, Quinn, Sheridan.)

Ms. Sheridan moved to continue the case until the July, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Sheridan, Moore-Dudley, Allen. Nays: None.)

The owner was asked to secure the windows to deter entry into the property.

REQUESTS TO RESCIND:

- (1) **208 North Regan Street** (TMN 28-11-25) R. Thompson Wright, Executor of the Estate of Fannie Camack, R. Thompson Wright, Trustee for Ashley Nicole Camack. **(RESCINDED)**

Ms. Moore-Dudley moved to rescind 208 North Regan Street, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Allen, Sullivan, Quinn, Sheridan.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:29 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd